

**BOARD OF ASSESSMENT APPEALS
MINUTES
APRIL 14, 2012
SALEM TOWN HALL, CONFERENCE ROOM 2**

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 9:00 AM by Robert Green.

The following is the list of appellants and appointment times:

**9:00 AM Wendy Joy Heilweil 5 Starwood Dr., Norwich, CT 06360 860-886-7483
List Number: 484 39 Gardner Lake Heights**

Wendy Joy Heilweil was sworn in by R. Green

Appellant claim:

- Assessment increase: \$31,000.00 to \$43,900.00; vacant land.
- Drainage pipe added to property from adjacent property; pictures presented.

The Board discussed the possibility of the classification and wrong schedule being used by the revaluation company on the property.

Board Decision: No decision at this time. The Board will research the property with the Assessor. Appellant will be notified by mail of the Board's decision.

**9:15 AM Stanley & Linda Motyl 90 Bascom Road, Norwich, CT 06360
List Number: 2200 645 West Road**

Stanley Motyl was sworn in by R. Green.

Appellant Claim:

- Square footage of house is increased from builder's footage (2339); revaluation company (2440).

The Board discussed measuring the actual footprint of the house. The revaluation company could have measured in accurately. Mr. Motyl will mail a PDF of the prints to R. Green.

Board Decision: No decision at this time. The Board will research the property with the Assessor. Appellant will be notified by mail of the Board's decision.

**9:30 AM Sharon Gillette-Green 7 Scott Road, Colchester, CT 06415 860-537-1632
List Number: 1251**

Appellant Claim:

- Vacant land

Board Decision: No changes will be made at this time; the Appellant did not report for the meeting. Appellant will be notified by mail of the Board's decision.

9:45 AM **Everette Etal Marvin** **830 Connell Rd, Colchester, CT 06415** **860-537-1868**

List Number: 680 **53 Marvin Road**

Everette Marvin was sworn in by R. Green.

Appellant Claim:

- Increase of assessment of property (12.41 acres)
- Farmland/Forestry classification in past years.

The Board discussed the possibility of the classification and wrong schedule being used by the revaluation company on the property.

Board Decision: No decision at this time. The Board will research the property with the Assessor. Appellant will be notified by mail of the Board's decision.

10:00 AM **Richard Perron** **174 Parkway North, Waterford, CT 06385** **203-589-5109**

List Number: 2257 **308 Old Colchester Road #2**

Richard Perron was sworn in by R. Green.

Appellant Claim:

- No improvements on seasonal property within the last 5 years; increase in assessment.
- The owner feels the assessed value should be approximately \$70,000.00 not \$86,000.00.

The Board discussed the difference between market values and assessed values. New code as "condominimimim" might make the difference.

Board Decision: The Board will research the property with the Assessor and make sure the proper property code. The appellant will be notified by mail of the Board's decision.

10:15 AM **Neil Kleinhaus** **132 Boston Post Road, East Lyme, CT 06357** **860-202-8442**

List Number: 1356 **55 Corrina Lane**

Neil Kleinhaus was sworn in by R. Green.

Appellant Claim:

- Assessment on property too high; house on market for \$399,000.00.

The Board discussed the square footage (3268) of the house and comparibles of the property. Calculations from the Board: assessment should be approximately \$280,000.00 not \$365,000.00. Discussion took place about a developed area and a non-neighborhood.

Mailing address should be:

Neil Kleinhaus, c/o Coldwell Banker Residential, 123 Boston Post Rd. #1, East Lyme, CT 06357

Board Decision: The Board does think the assessed value should be lower. The Appellant will be notified by mail of the Board's decision.

10:30 AM Edward Mylenski 21 John Street, Southington, CT 06489

List Number: 400497 306 Old Colchester Road #47

Edward Mylenski was sworn in by R. Green.

Appellant Claim:

- Camper increase for assessment.

Discussion took place on penalty charge. It was not listed on paperwork that a penalty was added on. Appellant claims it was brought in to Town hall. Possibly confusion with last name; brother also has property in Salem. After looking at the street card more closely, it was discovered that a penalty charge was added on.

Board Decision: Storage shed should be taken off; it is less than 100 square feet. The Board will research if the declaration of personal property was received in time.

The Appellant will be notified by mail of the Board's decision.

10:45 AM Cheryl Philopena 309 Rattlesnake Ledge Road, Salem, CT

Map Number: 11/29/002

Cheryl Philopena was sworn in by R. Green.

Appellant Claim:

- Garage increase of assessment; status changed from garage with loft to garage with unfinished expansion attic.
- Usual space in upper area; access only from outside of building; meant to be storage.

The Board discussed the street cards, area of garage, stairs and covered walkway.

Board Decision: No decision at this time.

The Appellant will be notified by mail of the Board's decision.

11:00 AM Patricia & Joseph Romei 14 Fraw Terrace, Enfield, CT 06082 860-745-2757

List Number: 400598 2009 Keystone Camper

Patricia Romei was sworn in by R. Green.

Appellant Claim:

- Increase in assessment of trailer; value \$18,990.00
- NADA not as high as value given by Assessor office; trailer bought in 2009

The Board discussed the shed that was declared does not need to be; it is under 100 sq. ft.

Board Decision: The shed will be removed. No decision at this time on the camper.

The Appellant will be notified by mail of the Board's decision.

11:15 PM Leamy Carole 23 Vinter Place, Enfield, CT 06082 860-808-6858

List Number: 400509 1995 Cobra Sentinal Camper

Leamy Carole was sworn in by R. Green.

Appellant Claim:

- Assessment value to high.
- History shows value dropped in past years.

The Board discussed the NADA value, possibly the Assessor used the wrong model year for the value.

Board Decision: No decision was made at this time. The Board will need to check year and model with the Assessor.

The Appellant will be notified by mail of the Board's decision.

11:30 AM Joyce Schultz 370 Old Colchester Road, Salem, CT 06420 860-859-7547

List Number: 400673 1954 Travel Trailer 33' Carrier

Joyce Schultz was sworn in by R. Green.

Appellant Claim:

- Shell of a camper; no bathroom, no electricity.
- Assessment increase

The Board discussed the possibility of a double charge for personal property.

Board Decision: The Board will need to verify personal property with the Assessor's office.

The Appellant will be notified by mail of the Board's decision.

11:45 AM Joyce Schultz 370 Old Colchester Road, Salem, CT 06420 860-859-7547

List Number: 400644 1954 Travel Trailer 33' Carrier/Personal Property

Appellant Claim:

- Case Backhoe personal property value \$1000.00 submitted by Appellant.
- Assessment increase

Board Decision: The Board will need to verify personal property with the Assessor's office.

The Appellant will be notified by mail of the Board's decision.

12:00 PM Gary Alligood

Rescheduled to Thursday April 19, 2012.

1:00 PM

**Neil Litsky
428 Darling Road**

33 Windsor Rd, Hastings On Hudson, NY 10706

917-903-8537

Board Decision: No changes will be made at this time; the Appellant did not report for the meeting. Appellant will be notified by mail of the Board's decision.

Hearing adjourned at 1:15 PM.

Copies of the Board of Assessment Appeals decision letters attached.

Respectfully submitted,
Diane Weston
Recording Secretary